

# CUSTER ENVIRONMENTAL

i n c o r p o r a t e d

April 5, 2005

Mr. Allen Sullivan  
Engineering Consulting Services, Limited  
14026 Thunderbolt Place  
Suite 100  
Chantilly, VA 22151

Re: Asbestos and Lead Based Paint Assessment  
102 North Street  
Leesburg, Virginia

Dear Mr. Sullivan:

From March 21<sup>st</sup> through March 28<sup>th</sup>, 2005, Custer Environmental, Inc. performed a field investigation for Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) at 102 North Street, Leesburg, Virginia. The inspection was conducted in order to determine the presence of ACM and LBP within the building prior to scheduled renovations.

The building located at 102 North Street is a two (2) story building. The construction is masonry on a concrete slab with a flat roof.

During the inspection, Custer Environmental made every attempt to access all building materials within and on the building. However, due to the destructive nature of accessing all materials, certain areas (i.e. wall chases, ceiling plenums, sub-grade sealants, flooring located below underlayments) were deemed inaccessible and were not inspected. Roof samples were not collected due to inclement weather and inaccessibility. All asphalt based roofing materials should also be assumed to contain asbestos.

## Asbestos Containing Materials (ACM)

The asbestos investigation was conducted by an Environmental Protection Agency (EPA) and Commonwealth of Virginia accredited building inspector (Certification Number 3303-002487). All bulk asbestos samples were obtained in accordance with the EPA Guidance for Controlling Asbestos-Containing Materials In Buildings. The bulk asbestos samples were analyzed by a laboratory who participates in EPA's bulk quality assurance program, and is accredited by the, American Industrial Hygiene Association (AIHA), and the National Voluntary Laboratory Accreditation Program (NVLAP).

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A total of one hundred and twenty four (124) samples of thirty-six (36) types of materials were collected for laboratory analysis. Sample sets of more than one sample were submitted for analysis utilizing "stop-positive" methods. If any of the samples in a set are determined to contain greater than one percent asbestos content ( $>1\%$ ), the remainder of that set are assumed to be asbestos containing, and therefore are not analyzed. If all samples in a set are analyzed and less than one percent ( $<1\%$ ) asbestiform minerals are observed in all samples, and then the material is considered to be non-asbestos pursuant to EPA guidelines. Materials consisting of multiple layers or components are separated and each layer or component is analyzed individually by the laboratory.

The following table indicates the sample numbers, sample descriptions, and laboratory results for all bulk asbestos samples collected and submitted for laboratory analysis:

**LABORATORY RESULTS OF BULK ASBESTOS SAMPLING**  
102 North Street  
Leesburg, VA

<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE1A	2' x 4" Pinhole Ceiling Tile 1938 Wing - Room 233	No Asbestiform Minerals Detected
032805-KE1B	2' x 4" Pinhole Ceiling Tile 1938 Wing - Room 233	No Asbestiform Minerals Detected
032805-KE1C	2' x 4" Pinhole Ceiling Tile 1938 Wing - Room 233	No Asbestiform Minerals Detected
032805-KE2A	2' x 4" Pinhole Long Fissure Ceiling Tile 1938 Wing - Room 232	No Asbestiform Minerals Detected
032805-KE2B	2' x 4" Pinhole Long Fissure Ceiling Tile 1938 Wing - Room 232	No Asbestiform Minerals Detected
032805-KE2C	2' x 4" Pinhole Long Fissure Ceiling Tile 1938 Wing - Room 232	No Asbestiform Minerals Detected
032805-KE3A (tile)	Black Floor Tile and Associated Mastic Under Carpet Room 232	Asbestos: 5% Chrysotile

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**LABORATORY RESULTS OF BULK ASBESTOS SAMPLING**  
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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE3B (tile)	Black Floor Tile and Associated Mastic Under Carpet Room 232	Not Analyzed See 032805-KE3A (tile)
032805-KE3C (tile)	Black Floor Tile and Associated Mastic Under Carpet Room 226	Not Analyzed See 032805-KE3A (tile)
032805-KE3A (black mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 232	No Asbestiform Minerals Detected
032805-KE3B (black mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 232	No Asbestiform Minerals Detected
032805-KE3C (black mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 226	No Asbestiform Minerals Detected
032805-KE3A (yellow mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 232	No Asbestiform Minerals Detected
032805-KE3B (yellow mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 232	No Asbestiform Minerals Detected
032805-KE3C (yellow mastic)	Black Floor Tile and Associated Mastic Under Carpet Room 226	No Asbestiform Minerals Detected
032805-KE4A (leveling)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected
032805-KE4B (leveling)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected
032805-KE4C (leveling)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE4A (mastic)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected
032805-KE4B (mastic)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected
032805-KE4C (mastic)	Gray Leveling Compound Room 234	No Asbestiform Minerals Detected
032805-KE5A	2' x 4" Pinhole Fissure Ceiling Tile Room 234	No Asbestiform Minerals Detected
032805-KE5B	2' x 4" Pinhole Fissure Ceiling Tile Room 234	No Asbestiform Minerals Detected
032805-KE5C	2' x 4" Pinhole Fissure Ceiling Tile Room 234	No Asbestiform Minerals Detected
032805-KE6A (skim coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6B (skim coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6C (skim coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6D (skim coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6E (skim coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6F (skim coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6G (skim coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected

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**102 North Street**  
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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE6A (rough coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6B (rough coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6C (rough coat)	Wall/Ceiling Plaster Room 234	No Asbestiform Minerals Detected
032805-KE6D (rough coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6E (rough coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6F (rough coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE6G (rough coat)	Wall/Ceiling Plaster Room 232	No Asbestiform Minerals Detected
032805-KE7A (flooring)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer - Room 232	No Asbestiform Minerals Detected
032805-KE7B (flooring)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer - Room 232	No Asbestiform Minerals Detected
032805-KE7C (flooring)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer - Room 232	No Asbestiform Minerals Detected
032805-KE7A (mastic)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer - Room 232	No Asbestiform Minerals Detected
032805-KE7B (mastic)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer - Room 232	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE7C (mastic)	Gray Vinyl Sheet Flooring and Associated Mastic Foyer – Room 232	No Asbestiform Minerals Detected
032805-KE8A (tile)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	Asbestos: 8% Chrysotile
032805-KE8B (tile)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	Not Analyzed See 032805-KE8A (tile)
032805-KE8C (tile)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	Not Analyzed See 032805-KE8A (tile)
032805-KE8A (black mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected
032805-KE8B (black mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected
032805-KE8C (black mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected
032805-KE8A (yellow mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected
032805-KE8B (yellow mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected
032805-KE8C (yellow mastic)	Brown Floor Tile and Associated Mastic (Under Carpet) Room 239	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE9A (tile)	White Floor Tile and Associated Mastic (Under Carpet) Room 240 Doorway	No Asbestiform Minerals Detected
032805-KE9B (tile)	White Floor Tile and Associated Mastic (Under Carpet) Room 240 Doorway	No Asbestiform Minerals Detected
032805-KE9C (tile)	White Floor Tile and Associated Mastic (Under Carpet) Room 220 Doorway	No Asbestiform Minerals Detected
032805-KE9A (mastic)	White Floor Tile and Associated Mastic (Under Carpet) Room 240 Doorway	No Asbestiform Minerals Detected
032805-KE9B (mastic)	White Floor Tile and Associated Mastic (Under Carpet) Room 240 Doorway	No Asbestiform Minerals Detected
032805-KE9C (mastic)	White Floor Tile and Associated Mastic (Under Carpet) Room 220 Doorway	No Asbestiform Minerals Detected
032805-KE10A (rough coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10B (skim coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10C (skim coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10D (skim coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10E (skim coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE10F (skim coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10G (skim coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10A (rough coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10B (rough coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10C (rough coat)	Smooth Wall/Ceiling Plaster Room 220	No Asbestiform Minerals Detected
032805-KE10D (rough coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10E (rough coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10F (rough coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE10G (rough coat)	Smooth Wall/Ceiling Plaster Room 218	No Asbestiform Minerals Detected
032805-KE11A	Dark Brown Thin Poured Flooring Coating Room 220 (Under Carpet)	Asbestos: 20% Chrysotile
032805-KE11B	Dark Brown Thin Poured Flooring Coating Room 218 (Service Hall)	Not Analyzed See 032805-KE11A (tile)
032805-KE11C	Dark Brown Thin Poured Flooring Coating Room 218	Not Analyzed See 032805-KE11A (tile)

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE12A (tread)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE12B (tread)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE12C (tread)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE12A (mastic)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE12B (mastic)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE12C (mastic)	Black Stair Tread and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE13A (cove base)	6" Cove Base and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE13B (cove base)	6" Cove Base and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE13C (cove base)	6" Cove Base and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE13A (mastic)	6" Cove Base and Associated Mastic Room 243	No Asbestiform Minerals Detected
032805-KE13B (mastic)	6" Cove Base and Associated Mastic Room 201	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE13C (mastic)	6" Cove Base and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE14A (tile)	9" x9" Black Floor Tile and Associated Mastic Room 200	Asbestos: 12% Chrysotile
032805-KE14B (tile)	9" x9" Black Floor Tile and Associated Mastic Room 201	Not Analyzed See 032805-KE14A (tile)
032805-KE14C (tile)	9" x9" Black Floor Tile and Associated Mastic Room 201	Not Analyzed See 032805-KE14A (tile)
032805-KE14A (mastic)	9" x9" Black Floor Tile and Associated Mastic Room 200	No Asbestiform Minerals Detected
032805-KE14B (mastic)	9" x9" Black Floor Tile and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE14C (mastic)	9" x9" Black Floor Tile and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE15A (tile)	9" x9" Red Floor Tile and Associated Mastic Room 200	Asbestos: 12% Chrysotile
032805-KE15B (tile)	9" x9" Red Floor Tile and Associated Mastic Room 201	Not Analyzed See 032805-KE15A (tile)
032805-KE15C (tile)	9" x9" Red Floor Tile and Associated Mastic Room 201	Not Analyzed See 032805-KE15A (tile)

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE15A (mastic)	9" x9" Red Floor Tile and Associated Mastic Room 200	No Asbestiform Minerals Detected
032805-KE15B (mastic)	9" x9" Red Floor Tile and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE15C (mastic)	9" x9" Red Floor Tile and Associated Mastic Room 201	No Asbestiform Minerals Detected
032805-KE16A	Gray Plaster Wall Patch Room 200	No Asbestiform Minerals Detected
032805-KE16B	Gray Plaster Wall Patch Room 200	No Asbestiform Minerals Detected
032805-KE16C	Gray Plaster Wall Patch Room 200	No Asbestiform Minerals Detected
032805-KE17A	Wall/Ceiling Plaster Room 200	No Asbestiform Minerals Detected
032805-KE17B	Wall/Ceiling Plaster Room 200	No Asbestiform Minerals Detected
032805-KE17C	Wall/Ceiling Plaster Room 200	No Asbestiform Minerals Detected
032805-KE17D	Wall/Ceiling Plaster Room 201	No Asbestiform Minerals Detected
032805-KE17E	Wall/Ceiling Plaster Room 201	No Asbestiform Minerals Detected
032805-KE17F	Wall/Ceiling Plaster Room 201	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE17G	Wall/Ceiling Plaster Room 201	No Asbestiform Minerals Detected
032805-KE18A	Black Waterproofing on Brick Room 200	No Asbestiform Minerals Detected
032805-KE18B	Black Waterproofing on Brick Room 200	No Asbestiform Minerals Detected
032805-KE18C	Black Waterproofing on Brick Room 200	No Asbestiform Minerals Detected
032805-KE19A	2' x 4' Pinhole Punched Ceiling Tile Room 201	No Asbestiform Minerals Detected
032805-KE19B	2' x 4' Pinhole Punched Ceiling Tile Room 201	No Asbestiform Minerals Detected
032805-KE19C	2' x 4' Pinhole Punched Ceiling Tile Room 201	No Asbestiform Minerals Detected
032805-KE20A	2' x 4' Pinhole Wide Fissure Ceiling Tile Room 214	No Asbestiform Minerals Detected
032805-KE20B	2' x 4' Pinhole Wide Fissure Ceiling Tile Room 212	No Asbestiform Minerals Detected
032805-KE20C	2' x 4' Pinhole Wide Fissure Ceiling Tile Room 205	No Asbestiform Minerals Detected
032805-KE21A	Drywall Room 211	No Asbestiform Minerals Detected
032805-KE21B	Drywall Room 211	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE21C	Drywall Room 211	No Asbestiform Minerals Detected
032805-KE22A	Drywall Joint Compound Room 211	No Asbestiform Minerals Detected
032805-KE22B	Drywall Joint Compound Room 211	No Asbestiform Minerals Detected
032805-KE22C	Drywall Joint Compound Room 211	No Asbestiform Minerals Detected
032805-KE23A (cove base)	4" Black Cove Base and Associated Mastic Room 209	No Asbestiform Minerals Detected
032805-KE23B (cove base)	4" Black Cove Base and Associated Mastic Room 209	No Asbestiform Minerals Detected
032805-KE23C (cove base)	4" Black Cove Base and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE23A (mastic)	4" Black Cove Base and Associated Mastic Room 209	No Asbestiform Minerals Detected
032805-KE23B (mastic)	4" Black Cove Base and Associated Mastic Room 209	No Asbestiform Minerals Detected
032805-KE23C (mastic)	4" Black Cove Base and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE24A (tile)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected

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**LABORATORY RESULTS OF BULK ASBESTOS SAMPLING**  
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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE24B (tile)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected
032805-KE24C (tile)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected
032805-KE24A (mastic)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected
032805-KE24B (mastic)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected
032805-KE24C (mastic)	9" x 9" White Floor Tile and Associated Mastic Patch Room 210	No Asbestiform Minerals Detected
032805-KE25A (tile)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE25B (tile)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE25C (tile)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE25A (mastic)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE25B (mastic)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE25C (mastic)	12" x 12" Beige Mottled Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE26A (tile)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 210	Asbestos: 3% Chrysotile
032805-KE26B (tile)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 209	Not Analyzed See 032805-KE26A (tile)
032805-KE26C (tile)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 207	Not Analyzed See 032805-KE26A (tile)
032805-KE26A (mastic)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 210	No Asbestiform Minerals Detected
032805-KE26B (mastic)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 209	No Asbestiform Minerals Detected
032805-KE26C (mastic)	9" x 9" Beige Flecked Floor Tile and Associated Mastic Room 207	No Asbestiform Minerals Detected
032805-KE27A	2' x 4' Drywall Ceiling Tile Room 208	No Asbestiform Minerals Detected
032805-KE27B	2' x 4' Drywall Ceiling Tile Room 208	No Asbestiform Minerals Detected
032805-KE27C	2' x 4' Drywall Ceiling Tile Room 207	No Asbestiform Minerals Detected
032805-KE28A (tile)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE28B (tile)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected
032805-KE28C (tile)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected
032805-KE28A (mastic)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected
032805-KE28B (mastic)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected
032805-KE28C (mastic)	Light Brown Mottled Floor Tile and Associated Mastic (Under Carpet) Room 205	No Asbestiform Minerals Detected
032805-KE29A (tile)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 244	Asbestos: 10% Chrysotile
032805-KE29B (tile)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	Not Analyzed See 032805-KE29A (tile)
032805-KE29C (tile)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	Not Analyzed See 032805-KE29A (tile)
032805-KE29A (black mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 244	Asbestos: 8% Chrysotile
032805-KE29B (black mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	Not Analyzed See 032805-KE29A (black mastic)

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE29C (black mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	Not Analyzed See 032805-KE29A (black mastic)
032805-KE29A (yellow mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 244	No Asbestiform Minerals Detected
032805-KE29B (yellow mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	No Asbestiform Minerals Detected
032805-KE29C (yellow mastic)	Beige Floor Tile and Associated Mastic (Under Carpet) Room 256	No Asbestiform Minerals Detected
032805-KE30A (tile)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101B	Asbestos: 12% Chrysotile
032805-KE30B (tile)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101	Not Analyzed See 032805-KE30A (tile)
032805-KE30C (tile)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101	Not Analyzed See 032805-KE30A (tile)
032805-KE30A (mastic)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101B	Asbestos: 5% Chrysotile
032805-KE30B (mastic)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101	Not Analyzed See 032805-KE30A (mastic)
032805-KE30C (mastic)	9" x 9" Tan Streaked Floor Tile and Associated Mastic Room 101	Not Analyzed See 032805-KE30A (mastic)

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<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE31A (cove base)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE31B (cove base)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE31C (cove base)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE31A (mastic)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE31B (mastic)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE31C (mastic)	4" Gray Cove Base and Associated Mastic Room 108	No Asbestiform Minerals Detected
032805-KE32A	Drywall Room 112	No Asbestiform Minerals Detected
032805-KE32B	Drywall Room 112	No Asbestiform Minerals Detected
032805-KE32C	Drywall Room 112	No Asbestiform Minerals Detected
032805-KE33A	Drywall Joint Compound Room 101	No Asbestiform Minerals Detected
032805-KE33B	Drywall Joint Compound Room 101	No Asbestiform Minerals Detected

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**LABORATORY RESULTS OF BULK ASBESTOS SAMPLING**  
**102 North Street**  
**Leesburg, VA**

<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE33C	Drywall Joint Compound Room 101	No Asbestiform Minerals Detected
032805-KE34A	Wall/Ceiling Plaster Room 101B	No Asbestiform Minerals Detected
032805-KE34B	Wall/Ceiling Plaster Room 101B	No Asbestiform Minerals Detected
032805-KE34C	Wall/Ceiling Plaster Room 101B	No Asbestiform Minerals Detected
032805-KE34D	Wall/Ceiling Plaster Room 146	No Asbestiform Minerals Detected
032805-KE34E	Wall/Ceiling Plaster Room 146	No Asbestiform Minerals Detected
032805-KE34F	Wall/Ceiling Plaster Room 146	No Asbestiform Minerals Detected
032805-KE34G	Wall/Ceiling Plaster Room 146	No Asbestiform Minerals Detected
032805-KE35A	2' x 4' Large and Small Pinhole Ceiling Tile Room 101B	No Asbestiform Minerals Detected
032805-KE35B	2' x 4' Large and Small Pinhole Ceiling Tile Room 101B	No Asbestiform Minerals Detected
032805-KE35C	2' x 4' Large and Small Pinhole Ceiling Tile Room 101B	No Asbestiform Minerals Detected
032805-KE36A	Exterior Window Caulk	No Asbestiform Minerals Detected

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**LABORATORY RESULTS OF BULK ASBESTOS SAMPLING**  
102 North Street  
Leesburg, VA

<u>Sample Number</u>	<u>Location/Description</u>	<u>Result</u>
032805-KE36B	Exterior Window Caulk	No Asbestiform Minerals Detected
032805-KE36C	Exterior Window Caulk	No Asbestiform Minerals Detected

Lead Based Paint (LBP)

The LBP inspection was performed utilizing the Commonwealth of Virginia criteria of greater than 1.0 ( $> 1.0$ ) milligrams of lead per square centimeter ( $\text{mg}/\text{cm}^2$ ) to determine whether lead based paint is present. Glazing on ceramic materials is classified as paint for the purposes of LBP inspections and all glazed ceramics are tested for lead content. Interior and exterior painted surfaces were assessed for lead content using a Direct-Read X-Ray Fluorescent (XRF) Spectrometer. The assessment was conducted by a Commonwealth of Virginia licensed Lead Risk Assessor (License Number 3356-000690) using an LPA-1 XRF Spectrometer.

The inspection included readings from representative painted surfaces within the interior and exterior of the building. Each painted surface was classified as being in Intact (I), Fair (F), or Poor (P) condition. The wall facing the main entrance door (adjacent to Room 221) was designated as Wall A. The remaining walls, Wall B, Wall C and Wall D, were assigned clockwise from Wall A. This naming convention allows for a uniform method for describing sample locations throughout each location.

Custer Environmental took readings from one (1) or more sample points from the following painted building components in the building: walls; ceilings; floors; doors and associated components; windows and associated components; stair components; columns; exterior components; and miscellaneous components.

Summary of Lead Based Paint (LBP) Results

The following components were found to contain lead in quantities exceeding the Commonwealth of Virginia criteria of  $> 1.0 \text{ mg}/\text{cm}^2$ :

**Room 218**

- Cream Wood Door Casing
- Cream Wood Door

**Room 217**

- White Wood Locker
- Green Metal Locker

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**Room 218B (Stage Storage Area adjacent to Room 218)**

- Green Wood Debris
- Black Concrete Floor
- Green Concrete Floor
- Cream Wood Floor

**Room 201-216**

- Cream Wood Crown Molding
- Cream Wood Soffit

**Room 243**

- Black Wood Door

**Room 200**

- Green Metal Roof Hatch

**Room 269**

- Black Metal Newel Post
- Black Metal Baluster
- Black Metal Riser

**Room 146**

- Black Wood Baseboard
- Cream Wood Door Casing
- Cream Metal Stair Tread
- White Wood Window Sash
- White Wood Window Casing
- Cream Wood Door Casing
- White Metal Pipe

**Room 142**

- Black Wood Baseboard

**Room 111**

- Pink Ceramic Wall Tile

**Room 101B**

- Green Wood Door

**Room 101**

- White Wood Door Casing

**Room 111**

- Pink Ceramic Wall

**Exterior**

- White Wood Door Casing
- White Wood Door
- Black Metal Railing
- White Metal Window Lintel
- White Wood Railing
- White Wood Soffit
- White Wood Fascia
- White Metal Gutter
- White Metal Down Spout

The above list of components found to contain LBP is based on representative sampling throughout the building and should not be considered to be a complete inventory of all LBP. Similar components in other locations should be assumed to contain LBP.

**Conclusions and Recommendations**

Floor tile and associated mastic, and poured floor coating were found to contain greater than one percent (>1%) asbestos and are therefore classified as asbestos containing materials. The table on the following page outlines asbestos containing materials identified in the survey.

**ESTIMATED QUANTITIES OF ASBESTOS CONTAINING MATERIALS**  
**102 North Street**  
**Leesburg, Virginia**

<u>Location</u>	<u>Material</u>	<u>Estimated Quantity</u>	<u>Friability</u>
1930's Addition (Rooms 222 - 242)	Brown and Black Floor Tiles (Mostly Under Carpet)	2,850 SF	Category I Non-Friable
Rooms 217 - 221	Dark Brown Thin Poured Flooring Coating (Some Under Carpet)	1,490 SF	Category II Non-Friable
Auditorium Addition (Rooms 200 - 216)	9" x 9" Red and Black Floor Tiles (Mostly Under Carpet)	3,580 SF	Category I Non-Friable
Room 209 and 210	9" x 9" Beige Flecked Floor Tile	185 SF	Category I Non-Friable
Original Building (First & Second Floor; not present in Rooms 102 - 106 and Restrooms)	9" x 9" Tan Streaked and Beige Floor Tiles and Associated Mastic (Mostly Under Carpet)	18,030 SF	Category I Non-Friable

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**ESTIMATED QUANTITIES OF ASBESTOS CONTAINING MATERIALS**  
102 North Street  
Leesburg, Virginia

<u>Location</u>	<u>Material</u>	<u>Estimated Quantity</u>	<u>Friability</u>
Roof *	All Asphalt-Based Roofing Products	23,921 SF	Category I Non-Friable

\* Presumed ACM

Asbestos Containing Materials (ACM) are classified as either friable (the ability to be crumbled, pulverized, and/or reduced to powder by hand pressure when dry) or non-friable. While a friable material may easily lend itself to asbestos fiber release, non-friable materials can also release asbestos fibers if physically disturbed and/or damaged.

While Federal and Commonwealth of Virginia regulations do not require that ACM be removed, the EPA, as well as local authorities do stipulate that ACM which may and/or will be disturbed (i.e., will become friable) during renovations must be removed. All removal of asbestos containing materials should be performed by a qualified, licensed asbestos abatement contractor. In addition, air sampling and project oversight should be performed during all abatement activities.

Lead Based Paint (LBP) was identified inside and outside the building. On the exterior, all wood painted components contain LBP, in addition to railings and gutters/downspouts. On the interior, painted wood components (doors, door casings, window casings, baseboards, crown moldings, etc.); black metal stairs and associated railing components; pink ceramic wall tiles in the bathroom; wood and metal lockers in Room 217; white metal pipes; concrete and wood stage floor; and metal roof access hatch were found to contain lead in quantities exceeding the Commonwealth of Virginia criteria of  $> 1.0 \text{ mg/cm}^2$ .

Any contractors performing work should be made aware of the presence and location of LBP and lead containing ceramic glazing prior to bidding on or performing work at the site. All work should be performed in accordance with the U.S. Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.62 – Lead in Construction, which requires personal monitoring of workers exposure to lead, among other requirements. In addition, any construction waste generated during said renovation or demolition which contains lead should be tested for lead content using the Toxicity Characteristics Leaching Procedure (TCLP) test. Any waste which contains more than five (5) parts per million (ppm) lead is considered hazardous waste and will require special disposal in accordance with U.S. Environmental Protection Agency (EPA) and Commonwealth of Virginia regulations.

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Enclosed, please find copies of the laboratory reports of bulk sample analysis. Also enclosed are copies of the LPA-1 Report printouts. The LPA-1 reports include a Summary Report which shows only readings positive for LBP and a Detailed Report which shows all readings taken. Custer Environmental appreciates your continued interest in our services. If you have any questions regarding our inspection, require additional information, or if we can be of further assistance, please contact us at 301-564-6000.

Very truly yours,  
CUSTER ENVIRONMENTAL, INC.

Kemal Eralp  
Project Manager

enclosures



ENGINEERING CONSULTING SERVICES, LTD.  
Geotechnical • Construction Materials • Environmental

April 5, 2005

Ms. Debbie Robison  
SWSG  
1821 Michael Faraday Dr.  
Suite 302  
Reston, Virginia 20190

ECS Project No. 11058

Reference: Asbestos and Lead-Based Paint Survey, North Street Building, 102 North Street, NW, Leesburg, Virginia.

Dear Ms. Robison:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide SWSG with the results of the above referenced survey for the subject. This work was performed in general conformance with ECS Proposal No. 22101-EP, dated March 3, 2005. The following is a summary of results of the above referenced work.

### RESULTS

From March 21 through March 28, 2005, ECS's sub-contractor, Custer Environmental, Inc., performed the asbestos-containing materials (ACMs) and lead-based paint (LBP) surveys on the subject.

#### Asbestos

A total of 124 suspect ACMs samples from 36 types of materials were collected and analyzed in accordance our proposal. The results of the ACM survey concluded that ACMs are present in the building materials listed on the following table:

- Green Metal Roof Hatch

Room 269

- Black Metal Newel Post
- Black Metal Baluster
- Black Metal Riser

Room 218

- Black Wood Baseboard
- Cream Wood Door Casing
- Cream Metal Stair Tread
- White Wood Window Sash
- White Wood Window Casing
- White Metal Pipe

Room 142

- Black Wood Baseboard

Room 111

- Pink Ceramic Wall Tile

Room 101B

- Green Wood Door

Room 101

- White Wood Door Casing

Exterior

- White Wood Door Casing
- White Wood Door
- Black Metal Railing
- White Metal Window Lintel
- White Wood Railing
- White Wood Soffit
- White Wood Fascia
- White Metal Gutter
- White Metal Down Spout

Building components that were identified with lead-containing surface coatings in specific areas of the building should be assumed to have similar surface concentrations of lead throughout the building.

## RECOMMENDATIONS

### Asbestos

The asbestos-containing floor tiles and mastic, and floor coating listed above are **non-friable** materials (i.e., cannot be crumbled, pulverized, or otherwise reduced to powder by hand pressure). Further, all the identified ACM materials may remain in place during demolition and renovation activities providing that the ACMs remain in a non-friable and intact condition throughout the process. If the ACMs are rendered friable at any time during the demolition or renovation activities, then they must be removed by a licensed asbestos abatement contractor prior to any further disturbance to the ACMs in accordance with all applicable EPA, OSHA, and Commonwealth of Virginia regulations.

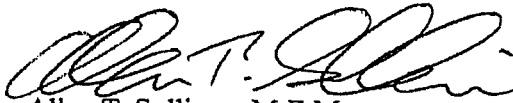
### Lead-Based Paint

Lead-based paint is an environmental concern primarily when it becomes airborne or is ingested. Any contractor performing work that could impact paint films or glazing (i.e. scrapped or flaked off, or made airborne in a dust media) that have detectable concentrations of lead should be informed of the testing results and should take appropriate actions to comply with OSHA Standard 29 CFR 1926.62 – Lead in Construction.

The disposal of lead-based paint waste is regulated by EPA Standard 40 CFR 261, Subpart C and requires testing (TCLP testing) to determine if the lead-based paint waste is hazardous waste.

If we can be of further assistance to you, please contact us at (703) 471-8400.

Sincerely,  
ECS MID-ATLANTIC, LLC



Allen T. Sullivan, M.E.M.  
Sr. Environmental Scientist



William R. Leonard, C.P.G.  
Senior Environmental Geologist

Attachments: Asbestos & Lead-Based Paint Survey  
(ATS/environ/rpt/11058)